142.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,200 / 671,200
					USE VALUE:	671,200 / 671,200
					ASSESSED:	671,200 / 671,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PINCKNEY ROBERT P & BETTE V	
Owner 2:		
Owner 3:		
Street 1:	101 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1432 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4869.000	214,000	4,300	452,900	671,200
Total Card	0.112	214,000	4,300	452,900	671,200
Total Parcel	0.112	214,000	4,300	452,900	671,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.72 | /Parcel: 468.72

Legal Description

User Acct 92152

GIS Ref

GIS Ref

Insp Date 01/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 142.0-0007-0005.0

!11043!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,000	4300	4,869.	452,900	671,200		Year end	12/23/2021
2021	101	FV	207,400	4300	4,869.	452,900	664,600		Year End Roll	12/10/2020
2020	101	FV	207,500	4300	4,869.	452,900	664,700	664,700	Year End Roll	12/18/2019
2019	101	FV	170,500	4300	4,869.	424,600	599,400	599,400	Year End Roll	1/3/2019
2018	101	FV	170,500	4300	4,869.	351,000	525,800	525,800	Year End Roll	12/20/2017
2017	101	FV	170,500	4300	4,869.	322,700	497,500	497,500	Year End Roll	1/3/2017
2016	101	FV	170,500	4300	4,869.	294,400	469,200	469,200	Year End	1/4/2016
2015	101	FV	160,800	4300	4,869.	288,700	453,800	453,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:48:10

LAST REV

Date	Time
03/23/18	11:10:00
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11043

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11152-490		6/30/1966			No	No		N

USER DEFINED

Prior Id # 1:	92152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2018	Inspected	HS	Hanne S
12/15/2017	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	189	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/15/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4869		Sq. Ft.	Site		0	80.	1.16	9									452,856						452,900	

Total AC/HA:	0.11178	Total SF/SM:	4869	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	452,856	Spl Credit		Total:	452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	F-A		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	180.391
Other Features:	57250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358406
Depreciation:	144437
Depreciated Total:	213968

COMMENTS

643-7976 INT FAIR COND SKUTTLE BSMT
SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

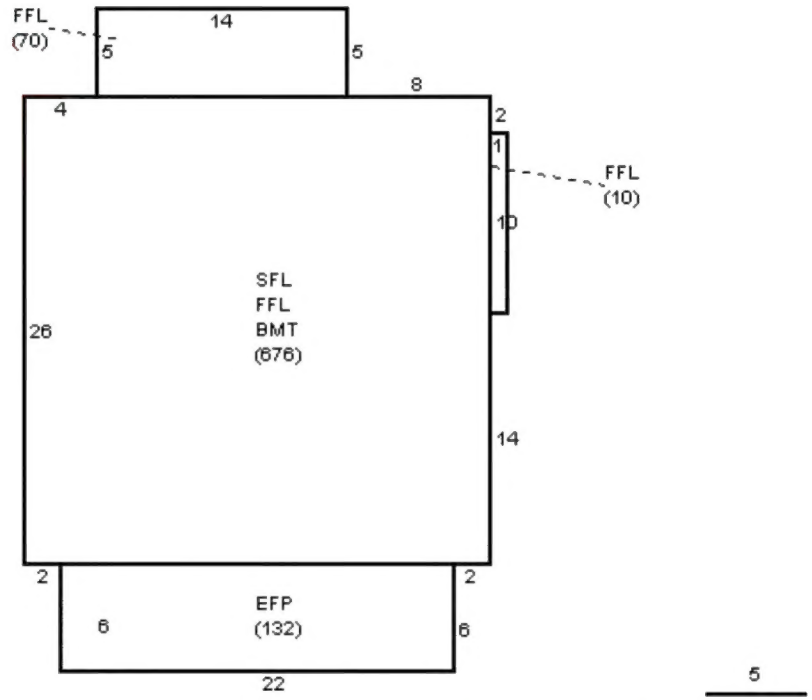
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.39
Special Features:	0	Val/Su Net:	95.54
Final Total:	214000	Val/Su SzAd	149.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	180.390	136,376
BMT	Basement	676	54.120	36,583
SFL	Second Floor	676	180.390	121,945
EFP	Enclos Porch	132	47.360	6,252

Net Sketched Area:	2,240			Total:	301,156
Size Ad	1432	Gross Area	2240	FinArea	1432

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	AV	1960	19.75	T	40	101			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300